



4330 34TH AVENUE S V1C 6Z8

MLS® **2479324**
 Major Area **Cranbrook Lakes**
 Sub Area **Cranbrook Periphery**
 City **Cranbrook**
 Postal Code **V1C 6Z8**
 Type **Single Family**
 Style/Stories
 Taxes **\$3,880 (2024)**
 Year Built **1994**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **RR-2**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Rural residential**
 First Nations Land YN **No**
 List Price **\$1,249,000**

Interior Information

Bedrooms **4** Bathrooms **4** Ensuite **1** Suites Description **Legal**
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included **Dishwasher, Dryer, Microwave Oven, Other (See Remarks), Oven Built-In, Refrigerator, Stove - Gas, Washer, Water Cond/Softener, Window Coverings**
 Flooring **Ceramic Tile, Hardwood, Partial Carpet, Floor Vinyl**
 Basement Description **Full**
 Basement Development **Fully finished**
 Basement Features **Separate Entrance**

Exterior Information

Lot SqFt **217,800** Lot Width **600** Lot Depth **300**
 Lot Acres **5.00** Includes Manufactured Home **No** Additional Dwelling YN **Yes**
 Foundation **Concrete** Manufactured (MHR) No.
 Exterior Finish **Stone, Vinyl** Tech Safe BC No./CSA No.
 Carport **Single** CSA/BCE No.
 Structures Roof **Metal**
 Local Government Levies **No Levies**
 Survey Cert Available YN **No**
 Site Influence
 Exterior Features **Fenced Yard, Deck(s), Workshop, Garden, Private Yard**
 Parking Type **Garage and C/P, Single garage, Addl Parking Avail, Attached, Detached, Heated, Oversize**

Services

Water Supply **Well** Sewer Type **Septic** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Electricity, Natural Gas, Wood**
 Heating/Cooling **Central Air, Heat Pump, In-Floor (Electric), Stove**

Rooms (Total Sqft: 3,397)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 015-939-421	Legal LOT 9, PLAN NEP1084, DISTRICT LOT 9451, KOOTENAY LAND DISTRICT
Totals Sqft	1,243	1,532	622		Fin Statements Avail From	Type Of Lease
Foyer		9'2x4'5			Court Ordered Sale No	Fractional Interest YN No
Kitchen		14'8x19'10			Terms Of Sale	Fractional Interest Amount
Dining Room		11'7x8'9				
Great Room		13'4x13'5				
Master Bedroom		16'5x11				
Ensuite		Full				
Bedroom	10'5x12'8	11'7x11				
Bathroom	Full	Full	Full			
Laundry		7x7				
Loft			22x18			
Rec Room	32'9x22					
Bedroom	11x13'3					
Storage	10x8					

A stunning 5 acre Gold Creek property with beautiful custom built home & detached Coach home with legal 617 sq ft tenanted suite, large deck & 22x28 garage with in-floor heat. In a private quiet location with stunning curb appeal this beautifully landscaped setting will suit all your needs. You will fall in love the minute you walk through the door of this bright beautifully built home with quality features throughout. The architecturally design offers high soaring vaulted ceilings w/beams throughout the main floor & large windows in all rooms to enjoy the rural views. With a newly renovated custom dream kitchen (2019) w/large island, granite countertops, stainless steel appliances including 5 burner built in gas stovetop & double wall ovens, breakfast bar & loads of cabinetry. A bright great room with gas fireplace & dining area. Main floor master bedroom w/french doors to private deck & 4-pce ensuite with jetted tub & heated floors. Main floor laundry & bright loft bonus room with 3-pce bath overlooking great room. Fully finished basement with in-law suite options with lovely kitchen, large rec room with wood stove, 2 bedrooms & 4-pce bath w/heated floors. High energy efficient home & detached coach home with newer heat pumps & hot water heaters. New septic system (2018), Metal roof (2021), water softener/reverse osmosis (2017), gutters/facia. With gated front entrance allows fully fenced 5 acres of serenity as you enjoy family/friends around large fire pit area. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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#25-10th Avenue South Cranbrook V1C 2M9



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